



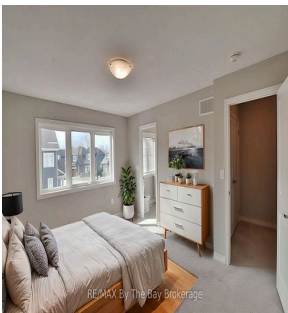
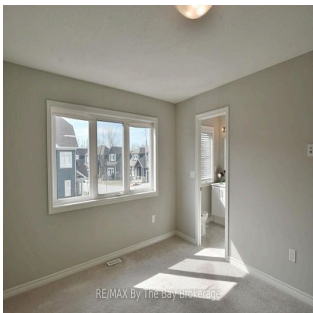
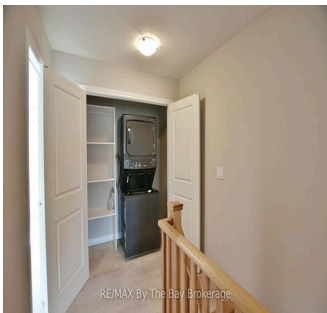
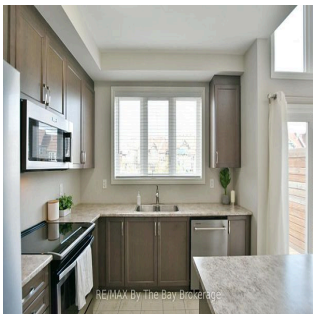
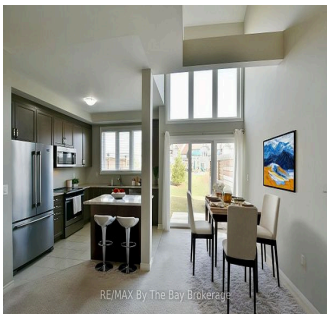
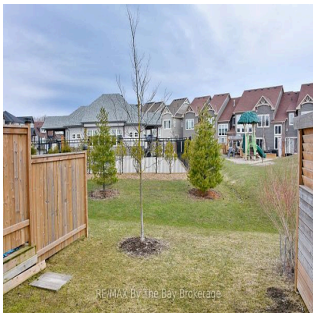
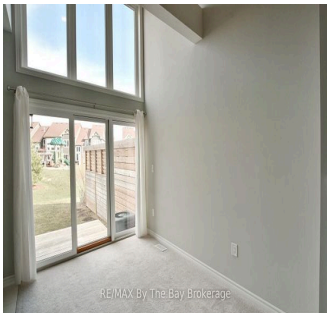
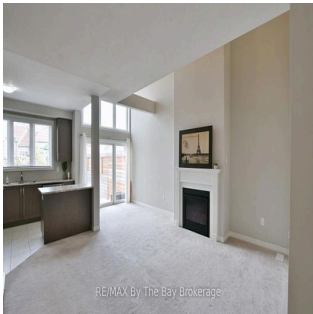
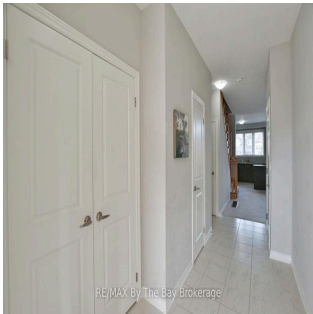
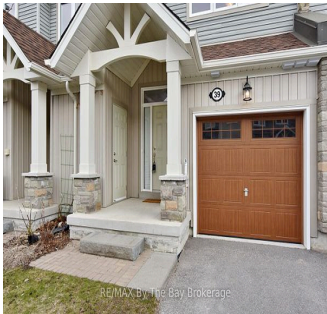
39 Gregory Ave
Collingwood Ontario L9Y 0Z5
Collingwood Collingwood Simcoe
Taxes: \$4,484/2024
AS DESCRIBED IN DOCUMENTS
SPIS: N
DOM: 15
Last Status: NEW
Att/Row/Twnhouse
Link: 2-Storey
Irreg:
Front On: N
Acre: Not Appl
19.69 x 90.55 Feet
Rms: 6
Bedrooms: 2
Washrooms: 3
1x4xUpper, 1x2xMain, 1x3xUpper
Dir/Cross St: CRANBERRY TR E
Directions: CRANBERRY TR E TO CARPENTER TO GREGORY

MLS#: S12096007
Holdover: 30
PIN#: 582550753
Additional PIN#:
Sellers: GUILLAUME DAUPHINEE AND GENEVIEVE DAUPHINEE ROSS
Possession: Immediate
ARN#: 433104000217241
Contact After Exp: N
Rmrks: FLEXIBEL
Occup: Vacant

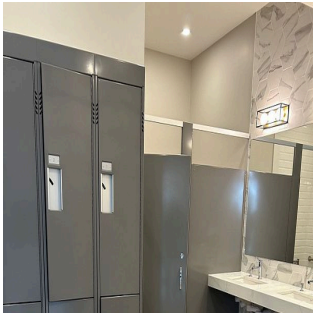
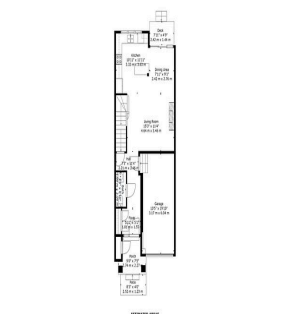
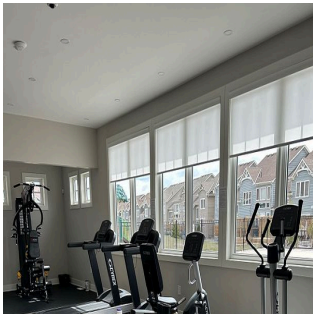
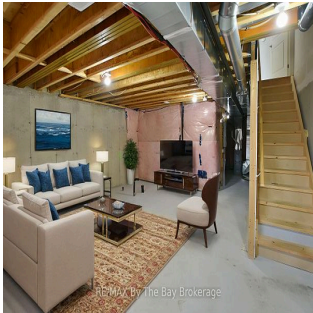
Kitchens: 1 Fam Rm: N Basement: Full / Unfinished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apx Age: Year Built: 2018 Year Built: MPAC Source: Apx Sqft: 1100-1500 Assessment: 2024 POTL: Elevator/Lift: Garage: Y Laundry Lev: Upper Phys Hdcp-Eqp:	Exterior: Vinyl Siding Drive: Gar/Gar Pk Spcs: Attached / 1 Drive Pk Spcs: 1 Tot Pk Spcs: 2 UFFI: Pool: Inground Energy Cert: Cert Level: GreenPIS: Prop Feat: Fireplace/Stove HST Applicable to Included In Sale Price: Interior Feat: None Roof: Shingles Foundation: Concrete	Zoning: Cable TV: A Hydro: Y Gas: Y Phone: A Water: Municipal Water Supply: Sewer: Sewers Spec Desig: Unknown Farm/Agr: Retirement: Oth Struct: Lot Size Source: MPAC Survey Type: None Phased in Tax: \$371,000 Under Contract APPROX \$42./MO Monthly Costs:
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#	Room	Level	Length (ft)	Width (ft)	Description
Client Remks: Wonderful 2 bdrm/3 bath townhome with single garage, gas f/p, full bsmt, 3 pc ensuite bath, a vaulted ceiling makes it so bright! Open layout with modern kit (4 apps incl plus island), dining area and living room, with walkout to deck, 2 pc bath on main flr plus inside entry to garage. The laundry is conveniently located near the bdrms. This unit is steps to the outdoor pool and rec centre, lots of visitor parking, paths and trails, 5 mins to Blue Mountain, 5 mins to Downtown Collingwood in the desirable area known as "Blue Fairway" with reasonable common element fees of \$166.24!					
Extras: Inclusions: FRIDGE, STOVE, B/I MICROWAVE, B/I DISHWASHER, WASHER, DRYER Exclusions: Rental Items: HOT WATER TANK Showing Requirements: Showing System Brkage Remks: Shore to Slope is property manager SCECC 455					
Lot Size Area: Sqft Other: Sqft Total Unfinished:			Sqft Below Grade Finished: Sqft Below Grade Source: Sqft Above Grade Finished: 1216 Sqft Above Grade Source: MPAC		

RE/MAX By The Bay Brokerage **Ph:** 705-429-4500 **Fax:** 705-429-4019
6-1263 Mosley Street Wasaga Beach L9Z2Y7
SUSAN BOWINS, Salesperson 705-441-0887
Contract Date: 04/21/2025
Expiry Date: 06/30/2025
Last Update: 04/22/2025
Condition:
Cond Expiry:
CB Comm: 2.5% + tax
Ad: N
Escape:
Original: \$695,000



S12096007



Prepared By: DARBY HILES

SUTTON GROUP INCENTIVE REALTY INC., BROKERAGE

39 GREGORY AVE, COLLINGWOOD L9Y 0Z5

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